

141.0

0003

0003.0

Map

Block

Lot

1 of 1
CARDResidential
ARLINGTONAPPRAISED: 1,158,000 / 1,158,000
USE VALUE: 1,158,000 / 1,158,000
ASSESSED: 1,158,000 / 1,158,000
Patriot
Properties Inc.

PROPERTY LOCATION

No	Alt No	Direction/Street/City
53		MT. VERNON ST, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: CHERINGTON CHARLES R	
Owner 2: PETTUS ASHLEY S	
Owner 3:	
Street 1: 7 HAWES ST	
Street 2:	

Twn/City: BROOKLINE
St/Prov: MA Cntry: Own Occ: N
Postal: 02446 Type:

PREVIOUS OWNER
Owner 1: CHERINGTON BARBARA -
Owner 2: -
Street 1: 53 MOUNT VERNON STREET
Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: N
Postal: 02476

NARRATIVE DESCRIPTION
This parcel contains .192 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1930, having primarily Wood Shingle Exterior and 2906 Square Feet, with 2 Units, 2 Baths, 1 3/4 Bath, 0 HalfBath, 10 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS
Code Descrip/No Amount Com. Int

PROPERTY FACTORS
Item Code Description % Item Code Description

Z R2 TWO FAMIL 100	water
o	Sewer
n	Electri

Census:	Exempt
Flood Haz:	

D	Topo	3	Below Stree
s	Street		
t	Gas:		

LAND SECTION (First 7 lines only)
Use Description LUC Fact No of Units Depth / Price Units Unit Type Land Type LT Factor Base Value Unit Price Adj Neigh Neigh Infl Neigh Mod Infl 1 % Infl 2 % Infl 3 % Appraised Value Alt Class % Spec Land J Code Fact Use Value Notes

104 Two Family	8353	Sq. Ft.	Site	0	70.	0.80	8												469,411				469,400
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IN PROCESS APPRAISAL SUMMARY

Use Code		Land Size		Building Value		Yard Items		Land Value		Total Value		Legal Description		User Acct	
104		8353.000		683,900		4,700		469,400		1,158,000					
Total Card		0.192		683,900		4,700		469,400		1,158,000		Entered Lot Size			
Total Parcel		0.192		683,900		4,700		469,400		1,158,000		Total Land:			
Source: Market Adj Cost										Total Value per SQ unit /Card: 398.49		/Parcel: 398.49		Land Unit Type:	

PREVIOUS ASSESSMENT								Parcel ID	141.0-0003-0003.0
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes
2022	104	FV	683,900	4,700	8,353.	469,400	1,158,000		Year end
2021	104	FV	653,800	4,700	8,353.	469,400	1,127,900		Year End Roll
2020	104	FV	654,000	4,700	8,353.	469,400	1,128,100		Year End Roll
2019	104	FV	489,700	4,700	8,353.	469,400	963,800		Year End Roll
2018	104	FV	489,700	4,700	8,353.	415,800	910,200		Year End Roll
2017	104	FV	460,600	4,700	8,353.	348,700	814,000		Year End Roll
2016	104	FV	460,600	4,700	8,353.	348,700	814,000		Year End
2015	104	FV	412,600	4,700	8,353.	301,800	719,100		Year End Roll

PRINT	Date	Time
	12/30/21	11:32:47

LAST REV	Date	Time
	01/28/21	12:08:29

mmcmakin

PAT ACCT.	ASR Map:
	Fact Dist:

Reval Dist:

Year:

LandReason:

BldReason:

CivilDistrict:

Ratio:

Sign:	VERIFICATION OF VISIT NOT DATA
	/ / /

Date	Result	By	Name
1/28/2021	Mail Update	MM	Mary M

1/30/2020	SQ Returned	MM	Mary M
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11/4/2015	Permit Insp	PC	PHIL C
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10/29/2008	Meas/Inspect	355	PATRIOT
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11/18/1999	Meas/Inspect	243	PATRIOT
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6/28/1999		PM	Peter M
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